



**Meetings of Sacramento
City Council
Redevelopment Agency
Housing Authority
Financing Authority**

DRAFT Minutes

Thursday, June 10, 2010

6:00 P.M.

City Hall-915 I Street, 1st Floor Council Chamber

Published by the Office of the City Clerk (916) 808-7200

CITY COUNCIL

Kevin Johnson, Mayor
Raymond L. Tretheway III, District 1
Sandy Sheedy, District 2
Steve Cohn, District 3
Robert King Fong, District 4
Lauren Hammond, District 5
Kevin McCarty, District 6
Robbie Waters, Vice Mayor, District 7
Bonnie Pannell, District 8

CHARTER OFFICERS

Eileen Teichert, City Attorney
Shirley Concolino, City Clerk
Gus Vina, Interim City Manager
Russ Fehr, City Treasurer

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

Notice to Lobbyists: When addressing the legislative bodies you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

Speaker slips are available on the City's Website and located in racks inside the chamber and should be completed and submitted to the Assistant City Clerk.

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order and estimated time for Agenda items are listed for reference and may be taken in any order deemed appropriate by the legislative body.

The Agenda provides a general description and staff Actions; however, the legislative bodies may take action other than what is recommended. Full staff reports are available for public review on the City's website and include all attachments and exhibits. "To Be Delivered" and "Supplemental" reports will be published as they are received. Hard copies are available at the Office of the City Clerk and all written material received is available at the meeting for public review.

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DRAFT Minutes

Thursday, June 10, 2010

6:00 P.M.

City Hall – 915 I Street- First Floor Council Chamber

All items listed are heard and acted upon by the Sacramento City Council unless otherwise noted.

Open Session - 6:00 p.m.

Regular session called to order by Vice-Mayor Robbie Waters at 6:02 p.m. Thursday, June 10, 2010 at the Sacramento City Hall Council Chamber.

Members Present: Members Steve Cohn, Robert King Fong, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway, Robbie Waters and Mayor Kevin Johnson

Members Absent: Member Lauren Hammond

Pledge of Allegiance—led by Jantel Wells, student participant in Youth @ City Council Program.

Closed Session Report – None.

Special Presentations/General Communications

a. Youth of the Month Presentation

Action: Resolution presented to Dennis Brewer by Member Bonnie Pannell.

b. Recognition of the Macedonia Baptist Church for their 60th Anniversary

Action: Resolution presented to Deborah Ryans by Member Sandy Sheedy.

Public Comments-Matters Not on the Agenda (2 minutes per speaker)

(Actual Time: 14 minutes)

1. Safeguard and Homelessness
 - a. Jason Correia
 - b. Janine Wilson
 - c. Traicie Rice-Bailey
 - d. Frank Topping
 - e. Dale Jones
2. Blackout of Fire Engine 14
 - a. John Krantz
3. Appreciation of Neighborhood Services
 - a. Erica Green

Consent Calendar (Items 1 - 16) Estimated Time: 5 minutes (Actual Time: 2 minutes)

Action: Moved/Seconded: Member Bonnie Pannell/Member Robert King Fong

Yes: Members Steve Cohn, Robert King Fong, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway, Robbie Waters and Mayor Kevin Johnson.

Absent: Member Lauren Hammond.

A motion **passed** to adopt the Consent Calendar in one motion except as indicated at each item.

1. (City Council/Financing Authority/Housing Authority/Redevelopment Agency) Approval of Minutes for May 25, 2010.

Location: (Citywide)

Action: Approved the City Council, Financing Authority, Housing Authority, and Redevelopment Agency Minutes for May 25, 2010.

Contact: Shirley Concolino, City Clerk (916) 808-7200, Office of the City Clerk.

2. Open an Application Period for Various Boards and Commissions

Location: (Citywide)

Action: Opened an application period for the Ann Land/Bertha Henschel Memorial Fund Commission on 06/11/10 with applications due 07/09/10.

Contact: Stephanie Mizuno, Assistant City Clerk, (916) 808-7200, Katia Ligaiviu, Deputy City Clerk, (916) 808-7200, Office of the City Clerk.

3. Confirmation of Board and Commission Appointments

Location: (District 5)

Action: Confirmation of board/commission appointments to the Stockton Boulevard Redevelopment Advisory Committee – Elgin Bradley (Category E).

Contact: Stephanie Mizuno, Assistant City Clerk, (916) 808-7200, Katia Ligaiviu, Deputy City Clerk, (916) 808-7200, Office of the City Clerk.

4. Initiation of Proceedings: Mack Road Property and Business Improvement District (PBID) No. 2010-02 (Continued from 5-25-10; 6-01-10)

Location: Mack Road Commercial Corridor (District 8)

Action: Adopted **Resolution No. 2010-304** of Intention establishing the Mack Road PBID.

Contact: Sini Makasini, Administrative Analyst, (916) 808-7967, Mark Griffin, Fiscal Manager, (916) 808-8788, Finance Department.

5. Contract: Redding Avenue Park (L19150100)

Location: 3004 Redding Avenue (District 6)

Action: **Withdrawn by staff** to adopt a **Resolution 1**) transferring \$117,330 of Proposition 40 Per Capita Grant Funds, Fund 3704, from Earl Warren Park Improvements (L19173000) to L19150100; and 2) approving the contract plans and specifications for the development of Redding Avenue Park and awarding the contract to JM Slover, Inc. for an amount not to exceed \$293,940.

Contact: Roy Tatman, Associate Landscape Architect, (916) 808-5326, J.P. Tindell, Park Planning and Development Manager, (916) 808-1955, Parks and Recreation Department.

6. Supplemental Agreement: Master Services Agreement for On-Call Materials Testing (Continued from 6-1-10)

Location: (Citywide)

Action: Adopted **Resolution No. 2010-306** authorizing the City Manager to approve Supplemental Agreement No. 3 to City Agreement No. 2007-0232 in an amount not to exceed \$25,538 to the Master Services Agreement with Kleinfelder for on-call materials testing increasing the Master Services Agreement amount from a not to exceed amount of \$250,000 to \$275,538.

Contact: Tim Mar, Supervising Engineer (916) 808-7531, Transportation Department.

7. Grant: Acceptance of Funding Sacramento Safe Community Partnership

Location: (Citywide)

Action: Adopted **Resolution No. 2010-307** authorizing the City Manager, or his designee, to: 1) accept a \$382,639 grant award from California Gang Reduction, Intervention, and Prevention (Cal GRIP) through the California Emergency Management Agency (Cal EMA), to implement the Sacramento Safe Community Partnership, totaling \$765,278; 2) establish a grant project for the Cal GRIP grant (G11007100); and 3) increase the necessary Police Department grant operating expenditure and revenue budgets to implement the Cal GRIP grant.

Contact: Scott LaCosse, Captain, (916) 808-0551, Police Department.

8. CalHome Application

Location: (Citywide)

Action: Adopted **Resolution No. 2010-308** authorizing the Sacramento Housing and Redevelopment Agency through its Executive Director to: 1) submit an application to the California Department of Housing and Community Development (HCD) for funding under the CalHome Program; 2) execute a Standard Agreement for such funding and any amendments thereto; 3) execute any related documents necessary to participate in the CalHome Program; 4) adopt local CalHome Program Guidelines; and 5) amend the Agency Budget to receive and expend the \$1,500,000 in CalHome funding for First-Time Homebuyer Mortgage Assistance and Owner-Occupied Rehabilitation activities

Contact: Mary L. Lyon, Assistant Director, Real Estate and Construction Services, (916) 449-6263, Susan Perry, Homeownership Services Supervisor, (916) 440-1386, Sacramento Housing and Redevelopment Agency.

9. Annual Report on Residential Hotels

Location: (Citywide)

Action: Received and filed.

Contact: Christine Weichert, Assistant Director, Housing and Community Development, 916-440-1353; Jeree Glasser-Hedrick, Redevelopment Manager,

Housing and Community Development, 916-440-1302, Sacramento Housing and Redevelopment Agency.

- 10. Del Paso Road / Wyndview Way Median Modification Project (S15071602)**
Location: Intersection of Del Paso Road and Wyndview Way (District 1)
Action: Adopted **Resolution No. 2010-309** approving Plans and Specifications for the project in order to proceed with the construction.
Contact: Faramarz Ansari, Associate Civil Engineer, (916) 808-1166, Tim Mar, Supervising Engineer, (916) 808-7914, Transportation Department.
- 11. Franklin Boulevard and 4th Avenue Median Modification Project (T15056100)**
Location: Intersection of Franklin Boulevard and 4th Avenue (District 5)
Action: Adopted **Resolution No. 2010-310** approving Plans and Specifications for the project in order to proceed with the construction.
Contact: Faramarz Ansari, Associate Civil Engineer, (916) 808-1166, Tim Mar, Supervising Engineer, (916) 808-7914, Transportation Department.
- 12. Annexation: Cove, Keel, Reef, and Mast Courts into the North Point Way Residential Permit Parking Area**
Location: Cove Court, Keel Court, Reef Court, and Mast Court (District 7)
Action: Adopted **Resolution No. 2010-311** annexing Cove, Keel, Reef, and Mast Courts into the North Point Way Residential Permit Parking Area (N) and regulate with “No Parking 8:30 am to 3:30 pm, Except with Permit.”
Contact: Dean Fujimoto, Operations General Supervisor, (916) 808-5579, Transportation Department.
- 13. Modification of Residential Permit Parking Restrictions on the 1100 Block of F Street**
Location: North side of F Street, from 11th Street to 12th Street (District 1)
Action: Adopted **Resolution No. 2010-312** restricting parking on the north side of F Street, from 11th Street to 12th Street with “One Hour Parking, Except with Permit.”
Contact: Dean Fujimoto, Operations General Supervisor, (916) 808-5579, Transportation Department.
- 14. Contract: Dellar Landfill Closure Construction Project (Y14000700)**
Location: A and 23rd Street (District 3)
Action: Adopted **Resolution No. 2010-313** 1) approving the plans and specifications for project and awarding the contract to Doug Veerkamp General Engineering, Inc. for an amount not to exceed \$977,800.40; and 2) authorizing the City Manager to transfer \$77,801 in Solid Waste Funds (6007) from Landfill Operations (14001771) to Y14000700.
Contact: Edison Hicks, Integrated Waste General Manager, (916) 808-4949, Marty Strauss, Integrated Waste Planning Superintendent, (916) 808-4934, Utilities Department.

15. **Contract: Sewer Maintenance Parts and Equipment (Bid Number B093246044)**
Location: (Citywide)
Action: Adopted **Resolution No. 2010-314** awarding a contract for the purchase of sewer maintenance parts and equipment to Weco Industries, LLC in an amount not-to-exceed \$285,000 over a maximum potential three year period, which includes prior expenditures of \$88,863.54 that were previously authorized for the current Fiscal Year by Purchase Order # 0000007845.
Contact: Ken Swartz, Stores Administrator, Field Services, (916) 808-6276, Utilities Department.
16. **Council Support for the Revision of the County-wide Multi-Hazard Mitigation Plan**
Location: (Citywide)
Action: Adopted **Resolution No. 2010-315** supporting the revision of the Sacramento County-wide Multi-Hazard Mitigation Plan.
Contact: David L. Brent, Engineering Manager, (916) 808-1420, Bill Busath, Supervising Engineer, (916) 808-1434, Utilities Department.

Public Hearings (Items 17 and 18)

Public hearings may be reordered by the Mayor at the discretion of the legislative bodies.

17. **Estimated Time: 20 minutes (Actual Time: 15 minutes)**
(City Council/Redevelopment Agency) Approval of Disposition and Development Agreement and Financing for the 7th and H Single Room Occupancy (SRO) Project (Noticed 5-28-10)
Location: Northwest corner of 7th and H Streets, Railyards Redevelopment Project Area (District 1)
Action: Moved/Seconded: Member Ray Tretheway/Member Bonnie Pannell
Yes: Members Steve Cohn, Robert King Fong, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway, Robbie Waters and Mayor Kevin Johnson.
Absent: Member Lauren Hammond.

Conducted a public hearing pursuant to Health and Safety Codes § 33433 and 33431 with public comment heard from Paula Lobazzi, Kevin Greene and John Foley; and upon conclusion a motion **passed** adopting: 1) **City Resolution No. 2010-316** authorizing sale of the land to Mercy Housing California 47, L.P., or a related entity (Developer) for the 7th and H Single Room Occupancy (SRO) Project (Project); 2) **City Resolution No. 2010-317** a) authorizing amendment of the Sacramento Housing and Redevelopment Agency (SHRA) budget to allocate \$3,200,000 of City Home Investment Partnership Program (HOME) New Construction and Multi-Family Rehabilitation funds to the Project; b) authorizing amendment of the SHRA budget to defund \$3,000,000 of City Housing Trust Fund (HTF) from the Township 9 Project and reallocating to the Project; c) authorizing amendment of the SHRA budget to allocate \$2,000,000 in State HTF funds to the Project; d) authorizing SHRA to execute a loan commitment for up to \$8,655,000 (including a previous predevelopment loan for \$455,000 and a further predevelopment loan not to exceed \$1,530,000) with the Developer for predevelopment, construction and permanent financing of the Project; e) authorizing SHRA to execute predevelopment loan documents and related documents

necessary for the transaction; 3) **Redevelopment Agency Resolution No. 2010-024** approving and authorizing the Executive Director, or her designee, to execute the Disposition and Development Agreement (DDA) and related documents with the Developer for the disposition and development of the property; and 4) **Redevelopment Agency Resolution No. 2010-025** a) defunding \$7,650,000 of Downtown Low/Mod Tax Increment Tax-Exempt Bond funds from the Downtown Notice of Funding Availability Project (NOFA Project) and authorizing the Executive Director, or her designee, to amend the Agency budget to reallocate \$4,650,000 to the Project and \$3,000,000 to the Township 9 Project; b) defunding \$988,665 of Downtown Low/Mod Tax Increment funds from the NOFA Project and authorizing the Executive Director, or her designee, to amend the Agency budget to reallocate the funds to the Project; c) defunding \$2,211,335 of Downtown Low/Mod Tax Increment Taxable Bond funds from the NOFA Project and authorizing the Executive Director, or her designee, to amend the Agency budget to reallocate the funds to the Project; d) defunding \$550,000 of Downtown Low/Mod Tax Increment Taxable Bond funds from the Single Room Occupancy Residential Hotel Project (SRO Hotel Project) and authorizing the Executive Director, or her designee, to amend the Agency budget to reallocate the funds to the Project; e) defunding \$1,287,687 of Downtown Low/Mod Tax Increment Tax-Exempt Bond funds from the SRO Hotel Project and authorizing the Executive Director, or her designee, to amend the Agency budget to reallocate the funds to the Project; f) defunding \$41,545 of Downtown Low/Mod Tax Increment Tax-Exempt Bond funds from the 7th and H Acquisition Project and authorizing the Executive Director to amend the Agency budget to reallocate the funds to the Project; g) authorizing the Executive Director to amend the Agency budget to allocate \$880,463 of Downtown Low/Mod Tax Increment Tax-Exempt Bond funds to the Project; and h) authorizing the Executive Director, or her designee, to execute commitment letters for conditional grants of up to \$6,859,695 to the Developer for construction and permanent financing, and up to \$3,750,000 for an operating reserve for the Project.

Contact: Christine Weichert, Assistant Director, Housing and Community Development, (916) 440-1353, Sacramento Housing and Redevelopment Agency.

18. **Estimated Time: 2 hours** (Actual Time: 4 hours and 40 minutes)
Transmittal of Fiscal Year (FY) 2010/11 Proposed Budget Reductions and Supplemental Budget Information (Noticed on 4-23-10)
Location: (Citywide)

Action: Moved/Seconded: Member Steve Cohn/Member Ray Tretheway

Yes: Members Steve Cohn, Lauren Hammond, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway, Robbie Waters and Mayor Kevin Johnson.

No: Member Sandy Sheedy.

Conducted a public hearing with public comment heard from Marge Carpenter, Suzi Johnston, Debra Armstrong, Carrie Holler, Lauren True, Amber Davidson, Martha Ann Balckman, Debbie Oakes, Megan Mowery, Dia Good, Moira Monahan, Mary Bruck, Lynn Madison, Eileen Gillis, Becky Correia, Barabara Moore, Helen Freeny, Bonnie Bartholomew, Dan Gorfaim, Richard Falcon, Gene Dibble, Vince Gallo, James Butler, Jonathan Rewers, Rick Stevenson, Roberta Battle, Cordia Wade, Margie Metzler, Carol Moon, Jody Adcock, Krisheidy Guerrero, Robert Meyers, Phyllis Heim, Hellen Blatta, Salley Alden, Jarrett, Hill, Mary Lota, David Roberts, Brent Meyer, Elise Gumm,

Greg Sandlund, Victoria Castanda, Greg Hatfield, Alex Eng; and upon conclusion a motion passed adopting an **intent motion** to approve the Proposed Budget Reductions for FY2010/11 **as amended** to 1) reduce two of the three proposed fire station brownouts; 2) restore \$945,000 to Parks with a report back on the restored programs, 3) restore the animal care volunteer coordinator; 4) restore \$150,000 funding to the Metro Arts Commission from the Arts Stabilization Fund and 5) directed staff to continue to examine additional possibilities for restoration of proposed reductions.

Contact: Leyne Milstein, Finance Director, (916) 808-8491, Finance Department.

Council Comments-Ideas, Questions and Meeting/Conference Reports

1. Report Back

None.

2. Board/Commission Appointments

None.

Adjourned -11:22 p.m.